



BOARD OF SUPERVISORS COUNTY OF MADERA

MADERA COUNTY GOVERNMENT CENTER
209 W. YOSEMITE AVENUE/MADERA, CALIFORNIA 93637
(559) 675-7700 / FAX (559) 673-3302 / TDD (559) 675-8970

MEMBERS OF THE BOARD

FRANK BIGELOW
VERN MOSS
RONN DOMINICI
MAX RODRIGUEZ
GARY GILBERT

BONNIE HOLIDAY, Clerk of the Board

File No: 05188

Date: September 13, 2005

In the Matter of CONSIDERATION OF APPROVAL OF THE GENERAL PLAN
ANNUAL PROGRESS REPORT FOR MADERA COUNTY,
RESOURCE MANAGEMENT AGENCY/PLANNING DEPARTMENT.

Upon motion of Supervisor Bigelow, seconded by Supervisor Moss, it is
ordered that the attached be and it is hereby adopted as shown.

I hereby certify that the above order was adopted by the following vote, to wit:

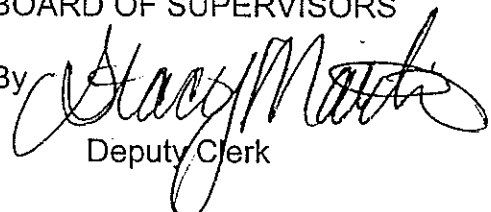
AYES: Supervisors Bigelow, Moss, Dominici, Rodriguez and Gilbert.
NOES: None.
ABSTAIN: None.
ABSENT: None.

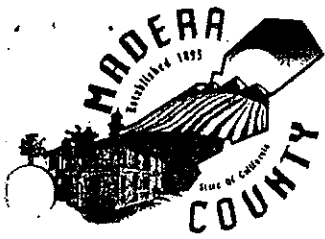
Distribution:

Auditor
CAO
County Counsel
RMA
Planning

ATTEST: BONNIE HOLIDAY, CLERK
BOARD OF SUPERVISORS

By


Deputy Clerk



RESOURCE MANAGEMENT AGENCY PLANNING DEPARTMENT

Rayburn Beach, Director *RB*

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- Madera, CA 93637
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FILED

AUG 26 2005

**MADERA COUNTY BOARD
OF SUPERVISORS**

DATE: Board of Supervisors
FROM: Rayburn Beach, Planning Director
THROUGH: Floyd Davis, RMA Director *F Davis*
SUBJECT: General Plan Annual Progress Report

RECOMMENDATION:

On August 16, 2005, the Planning Commission reviewed and approved the Annual OPR 2004-2005 Report and recommended that the Board of Supervisors authorize staff to forward the attached document to the Office of Planning and Research; and the Department of Housing and Community Development.

BACKGROUND:

Government Code Section 65400(B)(1) mandates that all cities and counties submit to their legislative bodies an annual report on the status of The General Plan and progress in its implementation. The annual report is intended as a tool for providing information of the jurisdiction's progress in implementing its General Plan.

The Office of Planning and Research has provided guidelines to the Planning Department to facilitate the preparation of such a document. In accordance with those guidelines, and based upon information which is contained in the Posse system and other department records, staff has prepared the attached report.

FISCAL IMPACT:

None

BRD LTR/GP ANNUAL PROGRESS REP 8-19-05/STEVE/CV

GENERAL PLAN
ANNUAL PROGRESS REPORT
FOR
MADERA COUNTY, CALIFORNIA

July 1, 2004 to June 30, 2005

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This document was approved by the
Madera County Board of Supervisors
on _____, 2005.

CHAPTER I

AGENCY INITIATED PLANNING ACTIVITIES

- Oakhurst Area Plan - The Oakhurst Area Plan Committee has completed work on a semi-final draft of an updated plan for the Community. The document is currently being reviewed to insure that infrastructure policies are adequate to respond to local issues related to sewer and water issues in the area. It is anticipated that the document will be available for consideration by the Planning Commission and the Board of Supervisors during FY 04/05 (Target is calendar year 05).
- Coarsegold Area Plan - Following the planning activities in neighboring mountain communities, the Coarsegold Area Planning Committee has completed a preliminary draft of an area plan for their community and staff has been committed to provide technical support to assist the community. Target for consideration by Planning Commission and Board of Supervisors is by end of FY 05/06.
- Village of Gateway Area Plan - Adjacent to the areas designated as new growth areas in the 1995 General Plan, property owners on the west side of State Highway 41 have proposed to expand the area for new growth in the County with the creation of a new "Gateway Area Plan". This area plan covers 2,392 acres and would accommodate 6,454 dwelling units and has been subject to extensive revisions and environmental review and was approved by the Board of Supervisors on March 19, 2002. Proponents are finalizing refinements to the Area Plan and developing an infrastructure plan in the form of a specific plan. A second tier EIR is also being prepared.
- Rio Mesa Area Plan/Infrastructure Plan - The Rio Mesa planning area was designated as a new growth area in the 1995 General Plan. This area was initially conceived as a possible site for of the new University of California tenth campus. Despite the fact that the University chose to select a location in Merced County, planning for development within the Rio Mesa area continues. In March of 2004 the first subdivision in the planning area was approved. Infrastructure planning and preparation for subdivisions continues to occur in each sub-area.

•**Sphere of Influence Updates** - The County's Planning Department is responsible, by contract, for providing staff services to the Local Agency Formation Commission. In accordance with the Cortese-Knox-Hertzberg bill, effective January 1, 2001, staff has been working with local agencies in the preparation of updated spheres of influence for the cities of Madera and Chowchilla, together with the spheres for all independent special districts. In 2004, a municipal services review and sphere amendment were approved by LAFCO for the City of Madera to encompass the State Center Community College Planning Area. A similar process was initiated for the City of Chowchilla, although that process is on hold while the City considers amendments to its general plan. The development of these documents will assist in the orderly provision of services throughout the County.

•**Dairy Standards/Environmental Review** - In response to a recent influx of applications for new dairies and the environmental concerns/legal challenges which have accompanied those applications, the County is pursuing the development of a comprehensive set of dairy standards to guide the review and approval of future applications for new dairies. This effort will involve the development of a program EIR which will aid in the development of appropriate mitigation measures for future projects.

•**Zoning Ordinance Text Amendments** - Updating of the existing zoning ordinance to comply with enacted state legislation and also provide local changes pursuant to the needs of the public.

CHAPTER II

DEVELOPMENT ENTITLEMENT APPLICATIONS

- Rezoning - During fiscal year 2004 to 2005 Madera County received a total of 37 rezoning applications. Final action on these applications by the Board of Supervisors resulted in 16 items being approved with 17 items still pending and 4 withdrawal. [Exhibit A]
- Conditional Use Permits - During fiscal year 2004 to 2005 Madera County received a total of 32 Conditional Use Permit applications. The Planning Commission's actions resulted in 9 approvals with 21 items still pending and 62 withdrawals. [Exhibit A]
- Variances - During fiscal year 2004 to 2005 Madera County received a total of 11 variance applications. Planning Commission action on these items resulted in 1 approval, 1 denial, with 4 items still pending and 5 withdrawals. [Exhibit A]
- Parcel Maps - During fiscal year 2004 to 2005 Madera County received a total of 42 parcel map applications. Planning Commission consideration of these items resulted in 24 approvals and 3 denials and 1 withdrawal. The Planning Commission has 14 pending. The Board of Supervisors approved 1 appeal. There was 3 maps pending. [Exhibit A]
- Subdivisions - During the fiscal year 2004 to 2005 Madera County received a total of 2 subdivision map applications, which are pending. [Exhibit A]
- General Plan Amendments - During the fiscal year 2004 to 20045 Madera County received a total of 6 general plan amendment applications. The Planning Commission has approved 2 applications with 3 pending. The Board of Supervisors have 2 approval and 4 pending items. [Exhibit A]

CHAPTER III

BUILDING PERMIT INFORMATION

Building Permit Activity

A detailed breakdown of monthly building permit activity is outlined on Exhibits B1, B2, and B3. Exhibit B1 focuses specifically on building activity within the valley portion of Madera County. Conversely, Exhibit B2 focuses on building activity within the mountain portions of Madera County while Exhibit B3 provides a total for the entire County. A review of the exhibits will provide a variety of information pertaining to trends and overall building activities related to both new development as well as repairs, alterations and additions to existing development. Furthermore, it allows for a comparison between various categories of residential development versus commercial and industrial activity. In order to focus on the housing production for Madera County in FY2004-2005 it should be noted that 558 new single family homes were constructed with an average value of \$163,816 per unit. During the same period 92 manufactured homes were installed throughout the County with an average value of \$68,612 per unit. No guest home units were permitted during this period. These numbers reflect established trends for new affordable housing development within Madera County.

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RESOURCE MANAGEMENT AGENCY

Planning Department

OPR Report

From July 1, 2004 to June 30, 2005

Permit Type/Permit Number	Planning Commission		Board of Supervisors	
	Date	Decision	Date	Decision

Rezoning				
CZ #2004-023	CHRIS & LESLIE MACLAGGON	9/7/04 APPROVAL	11/09/04 APPROVAL	
CZ #2004-024	MANUEL NEVAREZ	10/19/04 APPROVAL	01/18/05 APPROVAL	
CZ #2004-025	COUNTY OF MADERA	08/03/04 APPROVAL	09/14/04 APPROVAL	
CZ #2004-026	ROBERT & SUSAN LYLE	11/03/04 APPROVAL	02/15/05 APPROVAL	
CZ #2004-027	ALVIN P. SOLIS	11/16/04 APPROVAL	03/01/05 APPROVAL	
CZ #2004-028	BARRY & VICKIE MEISELS	12/21/04 APPROVAL	03/15/05 APPROVAL	
CZ #2004-030	BILL SPRAGGINS	11/16/04 APPROVAL	02/01/05 APPROVAL	
CZ #2004-031	WILLIAM BELL	11/16/04 APPROVAL	03/15/05 APPROVAL	
CZ #2004-032	POSTEL FAMILY PARTNERSHIP	11/16/04 APPROVAL	12/14/04 APPROVAL	
CZ #2004-033	STEVEN BANSBACH	11/16/04 APPROVAL	12/14/04 APPROVAL	
CZ #2004-034	GEORGE RICKETTS	4/19/05 APPROVAL	PENDING	
CZ #2004-036	J & J CONSTRUCTION	WITHDRAWN		
CZ #2004-037	CENTRAL VALLEY BUILDERS	02/01/05 APPROVAL	05/17/05 APPROVAL	
CZ #2004-038	DONALD SIMS	02/01/05 APPROVAL	05/17/05 APPROVAL	
CZ #2004-039	R. W. LASSWELL CONSTRUCTION	02/01/05 APPROVAL	05/17/05 APPROVAL	
CZ #2004-040	CLAY & PAULA GARRISON	02/15/05 APPROVAL	05/17/05 APPROVAL	
CZ #2004-041	JOHN MIRACLE	02/01/05 APPROVAL	05/17/05 APPROVAL	
CZ #2004-042	JOHN JAMISON	WITHDRAWN		
CZ #2004-043	JOHN JAMISON	WITHDRAWN		
CZ #2004-044	JOHN JAMISON	06/07/05 APPROVAL	PENDING	
CZ #2005-001	ROBERT LOWERY	04/19/05 APPROVAL	PENDING	
CZ #2005-002	PAUL & BARBARA PRICE	03/01/05 APPROVAL	05/17/05 APPROVAL	
CZ #2005-003	GARY BROWN CONSTRUCTION	PENDING	PENDING	
CZ #2005-005	BRADFORD DITTON	PENDING	PENDING	
CZ #2005-006	STEVE FRANCO	PENDING	PENDING	
CZ #2005-007	GREEN ACRES	PENDING	PENDING	
CZ #2005-008	STEVE FRANCO	PENDING	PENDING	
CZ #2005-009	JCT DEVELOPMENT	PENDING	PENDING	
CZ #2005-010	ROSALVO MUIR	04/05/05 APPROVAL	PENDING	

OPR Report

Board of Supervisors
Date Decision

Planning Commission
Date Decision

RESOURCE MANAGEMENT AGENCY
Planning Department
OPR Report
From July 1, 2004 to June 30, 2005

Permit Type/Permit Number		Planning Commission		Board of Supervisors	
Conditional Use Permit		Date	Decision	Date	Decision
CUP #2004-020	JOHN JAMISON	05/03/05	APPROVAL	N/A	
CUP #2004-021	ANDREAS BLECH	01/18/05	APPROVAL	N/A	
CUP #2004-022	MONTGOMERY SANSOME	04/05/05	APPROVAL	N/A	
CUP #2004-023	ANTHONY KIRK	02/15/05	APPROVAL	N/A	
CUP #2004-024	RAUL & MARIA ARREDONDO	02/15/05	APPROVAL	N/A	
CUP #2004-025	PARKWOOD MINIMART	06/21/05	APPROVAL	N/A	
CUP #2005-001	MARIPOSA WINE COMPANY	PENDING			
CUP #2005-002	GARY BROWN CONSTRUCTION	PENDING			
CUP #2005-003	HENRY TEVELDE	PENDING			
CUP #2005-004	CRICKET COMMUNICATIONS	05/17/05	APPROVAL		
CUP #2005-005	CRICKET COMMUNICATIONS	05/17/05	APPROVAL	N/A	
CUP #2005-006	GREEN ACRES	PENDING			
CUP #2005-007	CINGULAR WIRELESS	PENDING			
CUP #2005-008	MARK & LYNDA WHELCHER	PENDING			
CUP #2005-009	CHARLES & CAROLINE ROOT	PENDING			
CUP #2005-010	CLAY & PAULA GARRISON	PENDING			
CUP #2005-011	MOHAMMAD KARMZADEH	WITHDRAWN			
CUP #2005-012	GRAY CONSTRUCTION	PENDING			
CUP #2005-013	CINGULAR WIRELESS	PENDING			
CUP #2005-014	MOHAMMED KARMZADEH	PENDING			
CUP #2005-015	AMERICAN LEGION MADERA POST 11	PENDING			
CUP #2005-016	PETROGULF CORP.	06/21/05	APPROVAL	N/A	
CUP #2005-017	UBIQUITEL INC.	PENDING			
CUP #2005-018	DRAKE CONTRACTING INC.	PENDING			
CUP #2005-019	FRANK RODRIGUEZ	PENDING			
CUP #2005-020	DRAKE CONTRACTING INC.	PENDING			
CUP #2005-021	PACIFIC RAILROAD SALVAGE	WITHDRAWN			
CUP #2005-022	HENDRIKA ANDERSON	PENDING			
CUP #2005-023	KRW PROPERTIES	PENDING			

From July 1, 2004 to June 30, 2005

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From July 1, 2004 to June 30, 2005

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RESOURCE MANAGEMENT AGENCY
Planning Department
OPR Report
From July 1, 2004 to June 30, 2005

Permit Type/Permit Number		Planning Commission		Board of Supervisors	
Parcel Map		Date	Decision	Date	Decision
PM #3998	MIKE HEDBERG	PENDING			
PM #3999	NELLO & JEQUITA BOMPREGZI	12/21/04	APPROVAL	N/A	
PM #4000	AHWAHNEE OAKS	11/03/04	APPROVAL	N/A	
PM #4001	BARRY & VICKI MEISELS	11/16/04	APPROVAL	N/A	
PM #4002	CONRAD LANGILLE	04/05/05	APPROVAL	N/A	
PM #4003	ROSALVO MUIR	04/05/05	APPROVAL	N/A	
PM #4004	FERNANDO & CECELIA RODRIGUEZ	03/01/05	APPROVAL	N/A	
PM #4005	CARL & DENISE BUSHMAN	01/14/05	DENIAL	03/29/05	APPROVAL
PM #4006	HANKINS & MILLARD	10/19/04	APPROVAL	03/15/05	APPROVAL
PM #4007	WILLIAM & CONNIE HILLERMAN	01/04/05	APPROVAL	N/A	
PM #4008	TDT HOLDING	01/04/05	APPROVAL	N/A	
PM #4009	ANTHONY MACHADO	01/18/05	APPROVAL	N/A	
PM #4010	MAX & ANNA HUMRICH	06/07/05	APPROVAL	N/A	
PM #4011	HAROLD & SONJA WESTFALL	01/04/05	APPROVAL	N/A	
PM #4012	SIERRA SKY RANCH	PENDING			
PM #4013	SOBAJE & HOWARD	03/15/05	DENIAL	PENDING	
PM #4014	WILLIAM & SUSAN ELDRIDGE	02/01/05	APPROVAL	N/A	
PM #4015	PAUL & BARBARA PRICE	03/01/05	APPROVAL	N/A	
PM #4016	SUSAN M. WHELDON	03/01/05	APPROVAL	N/A	
PM #4017	STEPHEN & CATHLEEN JONES	03/01/05	APPROVAL	N/A	
PM #4018	DEL SHEBELUT FARMS	03/01/05	APPROVAL	N/A	
PM #4019	STEVE FRANCO	03/15/05	APPROVAL	PENDING	
PM #4020	ROGER LEACH	03/15/05	APPROVAL	N/A	
PM #4021	BENNIE & GLENDA NOONKESTER	04/05/05	APPROVAL	N/A	
PM #4022	WALTER ELLIS	04/05/05	APPROVAL	N/A	
PM #4023	CECIL & LINDA HUTCHENS	04/19/05	APPROVAL	PENDING	
PM #4024	GARY & LEISA BELSER	PENDING			
PM #4025	MADERA HERITAGE LP	WITHDRAWAL			
PM #4026	OTTO & DONATA GRAMAJO	05/03/05	DENIAL	N/A	

Planning Department

OPR Report

From July 1, 2004 to June 30, 2005

[illegible]

EXHIBIT A

Totals For Fiscal Year Ending June 30, 2005			
Permits Issued	Improvement Value	average 12 month	
264	43,890,761.00	3,657,563.42	
14	2,999,481.00	249,931.75	
705	12,700,674.00	1,058,389.50	
33	1,465,669.00	122,139.08	
11	0.00	0.00	
0	0.00	0.00	
0	0.00	0.00	
1,027	61,056,265.00	5,088,023.75	
95	3,431,887.00	285,950.58	
0	0.00	0.00	
7	1,004,164.00	83,680.33	
0	0.00	0.00	
0	0.00	0.00	
102	4,436,051.00	368,670.92	
1,128	65,492,336.00	5,457,694.67	

MADERA COUNTY BUILDING PERMIT ACTIVITY FOR THE COMBINED AREA FOR FISCAL YEAR ENDING JUNE 30, 2005

EXHIBIT B-3

	2004		2004		2004		2004		2004		2004		2005	
	Month: July	Permits Issued	Month: August	Permits Issued	Month: September	Permits Issued	Month: October	Permits Issued	Month: November	Permits Issued	Month: December	Permits Issued	Month: January	Permits Issued
Combined Areas New Construction														
Residential	70	11,124,344	80	9,827,289	69	8,018,447	67	9,066,355	37	6,018,684	42	6,838,401	28	4,828,109
Commercial	1	277,220	1	801,344	3	1,190,855	3	713,852	1	439,305	2	1,508,124	5	768,161
Other	101	2,047,658	107	1,837,235	98	1,841,163	92	1,333,726	104	1,618,501	58	899,491	40	612,422
Mobile Homes	4	234,515	5	182,556	6	1,281,898	8	386,819	16	1,328,882	12	654,740	9	520,890
Renewal	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multi-Family	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Guest Houses	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total:	176	13,683,737	175	12,448,424	165	13,332,163	161	11,500,552	162	8,404,372	115	9,898,756	85	6,529,633
Repairs, Alteration & Additions														
Residential	14	556,546	11	365,552	17	650,641	15	406,847	9	168,729	15	515,905	11	392,561
Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	1	55,952	0	0	0	0	4	159,311	1	30,000	0	0	2	250,700
Renewal	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Locations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total:	15	612,498	11	365,552	17	650,641	19	566,158	10	198,729	15	515,905	13	643,261
Grand Total:	191	14,296,235	186	12,813,976	182	13,982,804	180	12,066,710	172	9,603,101	130	10,404,661	98	7,172,894
Month: February	2005	Permits Issued	2005	Permits Issued	2005	Permits Issued	2005	Permits Issued	2005	Permits Issued	Totals For Fiscal Year Ending June 30, 2005			
Combined Areas New Construction											Permits Issued	Improvement Value	12 month average	
Residential	34	5,732,864	36	5,492,031	42	7,574,951	45	6,469,246	51	9,621,094	558	91,409,805.00	7,517,483.83	
Commercial	2	320,100	2	432,512	0	0	2	427,000	3	1,146,793	25	3,022,066.00	688,505.50	
Other	65	1,074,493	94	1,790,733	98	1,429,139	121	2,324,972	118	1,821,116	1,056	18,423,649.00	1,535,304.08	
Mobile Homes	4	184,604	9	483,521	7	402,600	8	458,000	4	192,500	92	6,312,385.00	526,032.08	
Renewal	1	0	1	0	2	0	1	0	1	0	19	0.00	0.00	
Multi-Family	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	
Guest Houses	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	
Total:	106	7,312,061	142	8,198,797	149	9,405,690	177	9,679,218	177	12,783,503	1,790	124,167,906.00	10,347,325.50	
Repairs, Alteration & Additions														
Residential	11	289,561	21	567,349	25	1,026,378	21	863,770	19	919,313	189	6,723,152.00	560,262.67	
Commercial	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	
Other	0	0	0	0	5	838,498	1	15,000	2	134,355	16	1,482,816.00	123,558.00	
Renewal	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	
Locations	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	
Total:	11	289,561	21	567,349	30	1,864,876	22	878,770	21	1,053,668	205	8,205,968.00	683,830.67	
Grand Total:	117	7,601,622	163	8,766,146	179	11,271,566	199	10,557,988	198	13,837,171	1,995	132,373,874.00	11,031,156.17	

**BOARD OF SUPERVISORS
COUNTY OF MADERA**

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209 W. YOSEMITE AVENUE/MADERA, CALIFORNIA 93637
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MEMBERS OF THE BOARD

FRANK BIGELOW
VERN MOSS
RONN DOMINICI
JOHN V. SILVA
GARY GILBERT

BONNIE HOLIDAY, Clerk of the Board

File No: 04188

Tape No: 1-1930

Date: September 7, 2004

In the Matter of DISCUSSION AND CONSIDERATION OF APPROVAL OF THE
GENERAL PLAN ANNUAL PROGRESS REPORT, RESOURCE
MANAGEMENT AGENCY/PLANNING DEPARTMENT.

Upon motion of Supervisor Moss, seconded by Supervisor Gilbert, it is
ordered that the attached be and it is hereby adopted as shown.

I hereby certify that the above order was adopted by the following vote, to wit:

AYES: Supervisors Bigelow, Moss, Dominici, Silva and Gilbert.
NOES: None.
ABSTAIN: None.
ABSENT: None.

Distribution:

ATTEST: BONNIE HOLIDAY, CLERK
BOARD OF SUPERVISORS

Auditor
CAO
County Counsel
✓ RMA
Planning

By

A handwritten signature in ink, likely of the Deputy Clerk, written over the printed name.
Deputy Clerk



RESOURCE MANAGEMENT AGENCY Planning Department

Dave Herb, Planning Director

- 2037 W. Cleveland Avenue
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- FAX (559) 675-6573
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- mc_planning@madera-county.com

DATE: August 10, 2004
TO: Board of Supervisors
FROM: Dave Herb, Planning Director
SUBJECT: General Plan Annual Progress Report

FILED
AUG 12 2004
MADERA COUNTY BOARD
OF SUPERVISORS

RECOMMENDATION:

On August 3, 2004, the Planning Commission reviewed and approved the Annual OPR 2003-2004 Report and recommended that the Supervisors authorize staff to forward the attached document to the Office of Planning and Research and the Department of Housing and Community Development.

BACKGROUND:

Government Code Section 65400 (B) (1) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the General Plan and progress in its implementation. The annual report is intended as a tool for providing information of the jurisdiction's progress in implementing its General Plan.

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FISCAL IMPACT:

None.